



# LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION

RECEIVED  
JUN 14 2010

BUILDING DEVELOPMENT

- (1) This application form must be filled out in its entirety.  
(2) An incomplete application form will result in rejection of the application prior to checklist review.  
(3) If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.  
(4) Do not write in shaded areas.  
(5) See attached Instructions for completing the Land Development Application.


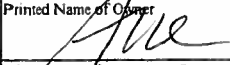
RECEIVED

JUN 14 2010

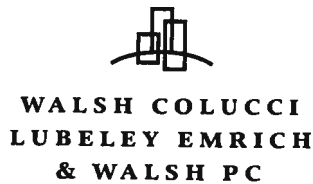
LOUDOUN COUNTY  
DEPARTMENT OF PLANNING

PLEASE PRINT IN INK OR USE TYPEWRITER

<b>TYPE OF APPLICATION</b> 1972 Zoning Ordinance _____ 1993 Zoning Ordinance _____ <input checked="" type="checkbox"/> Revised 1993 Zoning Ordinance		Application number Assigned _____ Fee Amount Paid _____ Receipt Number _____ Date of Official Acceptance _____																																		
<b>Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPR &amp; STMP)</b> N/A																																				
<b>Total Number of Cross-Sections (FPAL Type II &amp; FPST)</b> N/A																																				
<b>Estimated Square Feet of Land Disturbance (SPEX)</b> N/A																																				
<b>Project Name:</b> Goose Creek Village - South Commercial Center		<b>Subdivision Name (if different from project name):</b>  <b>Subdivision Section:</b> <b>Lot Numbers:</b>																																		
<b>Description of Proposed Project:</b> Goose Creek Village child care center minor special exception to modify Section 5-609 (A) (5) standard regarding outdoor play area.																																				
<b>Number and Types of Proposed Lots:</b>  Residential _____ Non-Residential _____ Conservancy _____ Open Space _____ Other (specify type) _____		<b>PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications):</b> <table border="1"> <thead> <tr> <th></th> <th>Total Units</th> <th>Quantity Affordable</th> <th>Quantity Elderly</th> </tr> </thead> <tbody> <tr> <td>Detached</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Semi-Detached</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Townhouse</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Multi-family</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other (specify)</td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Total</b></td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table>			Total Units	Quantity Affordable	Quantity Elderly	Detached				Semi-Detached				Townhouse				Multi-family				Other (specify)				<b>Total</b>	N/A	N/A	N/A					
	Total Units	Quantity Affordable	Quantity Elderly																																	
Detached																																				
Semi-Detached																																				
Townhouse																																				
Multi-family																																				
Other (specify)																																				
<b>Total</b>	N/A	N/A	N/A																																	
<b>Total Lots</b> N/A																																				
<b>PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE (This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type(s) in the appropriate category and the total applications square footage for the category):</b> <table border="1"> <thead> <tr> <th>Category</th> <th>Description of Use</th> <th>Square Footage</th> </tr> </thead> <tbody> <tr> <td>Ag-Residential</td> <td></td> <td></td> </tr> <tr> <td>Sales &amp; Service</td> <td></td> <td></td> </tr> <tr> <td>Office</td> <td></td> <td></td> </tr> <tr> <td>Industrial</td> <td></td> <td></td> </tr> <tr> <td>Gov't., Utilities &amp; Public Service</td> <td></td> <td></td> </tr> <tr> <td>Recreation &amp; Special Interests</td> <td></td> <td></td> </tr> <tr> <td>Transportation &amp; Communications</td> <td></td> <td></td> </tr> <tr> <td>Education &amp; Training</td> <td></td> <td></td> </tr> <tr> <td>Other (specify)</td> <td>Child care center outdoor play area</td> <td>6,000 s.f.</td> </tr> <tr> <td colspan="2"><b>Total Square Footage</b></td> <td></td> </tr> </tbody> </table>				Category	Description of Use	Square Footage	Ag-Residential			Sales & Service			Office			Industrial			Gov't., Utilities & Public Service			Recreation & Special Interests			Transportation & Communications			Education & Training			Other (specify)	Child care center outdoor play area	6,000 s.f.	<b>Total Square Footage</b>		
Category	Description of Use	Square Footage																																		
Ag-Residential																																				
Sales & Service																																				
Office																																				
Industrial																																				
Gov't., Utilities & Public Service																																				
Recreation & Special Interests																																				
Transportation & Communications																																				
Education & Training																																				
Other (specify)	Child care center outdoor play area	6,000 s.f.																																		
<b>Total Square Footage</b>																																				
<b>PROJECT LOCATION</b> <table border="1"> <tr> <td> <b>Property Address:</b>            42660 Generation Drive, Ashburn, VA 20147         </td> <td> <b>Property Location:</b>            North of Dulles Greenway, west of Belmont Ridge Road, south side of Sycolin Road.         </td> <td> <b>Adjacent Roads</b>            Sycolin Road, Dulles Greenway, Belmont Ridge Road         </td> </tr> <tr> <td colspan="2"> <b>ELECTION DISTRICT(s):</b> Dulles         </td> <td></td> </tr> </table>				<b>Property Address:</b> 42660 Generation Drive, Ashburn, VA 20147	<b>Property Location:</b> North of Dulles Greenway, west of Belmont Ridge Road, south side of Sycolin Road.	<b>Adjacent Roads</b> Sycolin Road, Dulles Greenway, Belmont Ridge Road	<b>ELECTION DISTRICT(s):</b> Dulles																													
<b>Property Address:</b> 42660 Generation Drive, Ashburn, VA 20147	<b>Property Location:</b> North of Dulles Greenway, west of Belmont Ridge Road, south side of Sycolin Road.	<b>Adjacent Roads</b> Sycolin Road, Dulles Greenway, Belmont Ridge Road																																		
<b>ELECTION DISTRICT(s):</b> Dulles																																				
<b>PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION</b> <table border="1"> <thead> <tr> <th>Tax Map Number(s) or Pin Number Reference(s)</th> <th>Zoning District(s)</th> <th>Acres</th> <th>Zoning Status Existing</th> <th>Zoning Status Proposed</th> </tr> </thead> <tbody> <tr> <td>153-27-7697</td> <td>PD-OP &amp; PD-IP</td> <td>77.43</td> <td><input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acres	Zoning Status Existing	Zoning Status Proposed	153-27-7697	PD-OP & PD-IP	77.43	<input checked="" type="checkbox"/>																								
Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acres	Zoning Status Existing	Zoning Status Proposed																																
153-27-7697	PD-OP & PD-IP	77.43	<input checked="" type="checkbox"/>																																	

SURROUNDING LAND USES AND ZONING			
<i>List all surrounding land uses and zoning districts adjacent to the property, including those <u>across</u> roads.</i>			
LAND USE		ZONING	
NORTH	Shopping Center, Vacant	PD-CC-CC & PD-IP	
SOUTH	Residential	PD-H4	
EAST	Residential & Retail	PD-H4, R-16, PD-CC-CC	
WEST	Rural Residential	TR-10	
APPLICANT(S)			
Company Name	Goose Creek Commercial, LLC	Company Name	
Name of Person & Title	Allan McKelvie, President of Managing Member	Name of Person & Title	
Mailing Address	1712 I Street, N.W., #305	Mailing Address	
City, State, Zip Code	Washington, D.C. 20006	City, State, Zip Code	
Daytime Telephone	(202) 887-4804	Daytime Telephone	
E-mail Address	DIDC@aol.com	E-mail Address	
Correspondent?	Yes      No <input checked="" type="checkbox"/>	Correspondent?	Yes      No
PROPERTY OWNER(S)			
Company Name	Same as applicant.	Company Name	
Name of Person & Title		Name of Person & Title	
Mailing Address		Mailing Address	
City, State, Zip Code		City, State, Zip Code	
Daytime Telephone		Daytime Telephone	
E-mail Address		E-mail Address	
Correspondent?	Yes      No	Correspondent?	Yes      No
REPRESENTATIVE(S)			
Company Name	Walsh, Colucci, Lubeley, Emrich & Walsh, PC	Company Name	
Name of Person & Title	Christine E. Gleckner, AICP, Planner	Name of Person & Title	
Mailing Address	One East Market Street	Mailing Address	
City, State, Zip Code	Leesburg, VA 20176	City, State, Zip Code	
Daytime Telephone	(571) 209-5776	Daytime Telephone	
E-mail Address	cgleckner@ldn.thelandlawyers.com	E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> No	Correspondent?	Yes      No
CERTIFICATIONS			
<b>APPLICANT(S):</b> The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.			
Goose Creek Commercial, LLC by Darala Investment and Development Corp., its Managing Member Printed Name of Applicant  <div style="float: right;">6.9.10</div>		Printed Name of Applicant _____ Signature of Applicant      Date	
<b>PROPERTY OWNER(S) (to be signed by all property owners):</b> I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning or other authorized government agents to enter the property and make such investigations and tests as they deem necessary.			
Goose Creek Commercial, LLC by Darala Investment and Development Corp., its Managing Member Printed Name of Owner  <div style="float: right;">6.9.10</div>		Printed Name of Owner _____ Signature of Property Owner      Date	

March 2, 2009



LETTER OF TRANSMITTAL

TO: Ginni Van Horn, Planner, Loudoun County Department of Planning  
1 Harrison Street, S.E., 3rd Floor, Leesburg, VA 20176

FROM: Christine Gleckner, AICP, Land Use Planner

DATE: June 29, 2010

REGARDING: Goose Creek Village Commercial Child Care Center Minor Special Exception

OUR FILE NO.

We transmit the attached:

- ☐ Originals
- ☐ Copies
- ☒ Plans
- ☐ Documents
- ☐ Other (described below)

Description: 7 sets of the Minor Special Exception Plat per your request

Transmitted via:

- ☐ mail    ☒ courier / pickup    ☐ scheduled express    ☐ federal express

Action requested:

- ☐ your approval
- ☐ your review/comments
- ☒ your submission
- ☐ your file/use
- ☐ your distribution
- ☐ other

Remarks: The electronic documents also are being submitted today to constitute a complete application submittal.

PHONE 703 737 3633 ■ FAX 703 737 3632 ■ WWW.THELANDLAWYERS.COM  
1 E. MARKET STREET, THIRD FLOOR ■ LEESBURG, VA 20176-3014

ARLINGTON OFFICE 703 528 4700 ■ PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

{L0190783.DOC / I van horn 06292010 007040 000002}



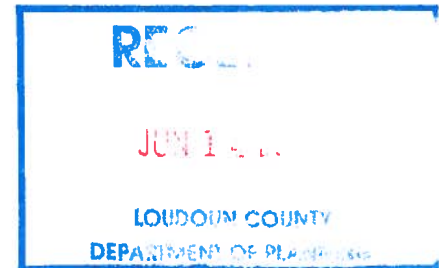
WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC

RECEIVED  
JUN 14 2010

BUILDING AND DEVELOPMENT

LETTER OF TRANSMITTAL

TO: Land Development Application Counter  
FROM: Christine Gleckner, AICP, Land Use Planner  
DATE: June 14, 2010  
REGARDING: Minor Special Exception Application for Goose Creek Village - South Commercial Center



We transmit the attached:

- ☒ Originals
- ☐ Copies
- ☒ Plans
- ☒ Documents
- ☐ Other (described below)



Description: One signed copy of the Minimum Submission Requirements for a Special Exception Application  
One signed copy of the Land Development Application Form  
One copy of the Certificate of Payment of Taxes  
One copy of the Waiver Request for the Use Value Assessment Program Statement  
One signed and notarized copy of the Disclosure of Real Parties in Interest  
One Fee Check in the amount of \$1,870  
One copy of the Record of Pre-Application Conference  
Ten copies of the Statement of Justification  
One copy of the Community Meeting List  
One set of Mailing Labels  
One copy of the Traffic Statement accompanied by George Phillips' pre-review e-mail message  
One copy of the Phase I Archeological Investigation  
One copy of the Tree Inventory Map  
Five copies of the Special Exception Plat

Transmitted via:

☐ mail ☒ courier / pickup ☐ scheduled express ☐ federal express

PHONE 703 737 3633 ■ FAX 703 737 3632 ■ WWW.THELANDLAWYERS.COM  
1 E. MARKET STREET, THIRD FLOOR ■ LEESBURG, VA 20176-3014

ARLINGTON OFFICE 703 528 4700 ■ PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

Action requested:

- ☐ your approval
- ☐ your review/comments
- ☒ your submission
- ☐ your file/use
- ☐ your distribution
- ☐ other



Remarks: Please accept this submission for a special exception application.

LOUDOUN COUNTY DEPARTMENT OF PLANNING

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177

RECEIVED

Metro 478-8416

JUN 14 2010

Local (703) 777-0246

**MINIMUM SUBMISSION REQUIREMENTS FOR A SPECIAL EXCEPTION APPLICATION**

Application No. SPMI 2010- \_\_\_\_\_

**TO BE COMPLETED BY THE APPLICANT**

Project Name: Goose Creek Village - South Commercial Center

Proposed Use: Special Exception application for modification of Section 5-609(A)(5) for a child care center.

Project Location: South side of Sycolin Road, west of Belmont Ridge Road and north of Dulles Greenway.

Tax Map #(s): Tax Map 78 ((86)), Parcel A

Parcel #(s): 153-27-7697

Parcel Owner(s): Goose Creek Commercial, LLC

Telephone No.: (202) 887-4804

Applicant/Authorized Agent: Allan McKelvie

Telephone No.: (202) 887-4804

Engineer/Surveyor: Urban Engineering/Michael Keith

Telephone No.: (703) 642-2306

Attorney: Walsh, Colucci, Lubeley, Emrich & Walsh, P.C./

Telephone No.: (703) 737-3633

Christine Gleckner, AICP, Planner

Signature of Person Completing Checklist: Christine Gleckner Date: 6/11/2010

\*\*\*\*\*

**TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL**

Date Received: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date Accepted/Not Accepted: \_\_\_\_\_

Reason(s) For Not Accepting: \_\_\_\_\_

MCPI Number(s): 153-27-7697

**A. APPLICANT RESPONSIBILITIES.** The applicant must complete all of the Special Exception information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½" x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant

All required forms are available in the Department of Planning.

Approved Deviations:

---



---



---

B. <u>LAND DEVELOPMENT APPLICATION FORM.</u> Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Name of the applicant(s).	✓		
2. Applicant(s) address: city/state/zip.	✓		
3. Applicant(s) telephone number(s).	✓		
4. Authorized representative.	✓		
5. Representative's address: city/state/zip code.	✓		
6. Representative's telephone number(s).	✓		
7. Property owner(s).	✓		
8. Property owner(s) address: city/state/zip code.	✓		
9. Property owner(s) telephone number(s).	✓		
10. Present zoning classification(s) <sup>2</sup> .	✓		
11. Project location.	✓		
12. Tax map & parcel number(s); MCPI number(s).	✓		
13. Proposed name of the subdivision, development or business.	✓		
14. Election district(s) in which the proposed special exception is located.	✓		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
15. Signature of the applicant.	✓		
16. Signature of the owner.	✓		
C. <u>CERTIFICATE OF PAYMENT OF TAXES.</u> Provide a certificate verifying that real estate taxes have been paid for all property included in the application. <i>(A certificate of payment of taxes is available from the Treasurer's Office.)</i>	✓		
D. <u>USE VALUE ASSESSMENT PROGRAM.</u> Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application. <i>(A Land Use certificate is available from the Department of Financial services.)</i>		✓ Waiver Requested	
E. <u>DISCLOSURE OF REAL PARTIES IN INTEREST.</u> Provide completed disclosure form(s).	✓		
F. <u>FEES.</u> Provide a check made payable to the County of Loudoun.	✓		
G. <u>BUILDING DESIGN.</u> Provide 15 copies of floor plans and elevations for the front, sides, and rear of any on-site structures proposed.			✓
H. <u>RECORD OF PRE-APPLICATION CONFERENCE.</u> Provide a copy of the documentation provided at the conference.	✓		
I. <u>STATEMENT OF JUSTIFICATION.</u> Provide 15 copies of a written Statement of Justification describing the project and detailing the reason(s) why the granting of a special exception is appropriate. The statement must address the issues for consideration in Section 6-1310 of the Zoning Ordinance including a description of the proposed development's compliance with the environmental, cultural, land use, economic and fiscal, and design goals and policies of the Comprehensive Plan.	✓		
J. <u>VICINITY MAP.</u> Provide 15 copies of a map labeled "Vicinity Map" at a scale of 1" = 1000', 8½" x 11" in size with approximate Virginia coordinate grid information with the proposal's property centered on the map <sup>1</sup> . Include the following information on the map:	✓		
1. Approximate location of arterial and collector streets and any local streets connecting to the proposed project and street names or numbers; major streams or rivers; the Potomac River; the W&OD Trail. <sup>1</sup>	✓		
2. Project boundaries and all existing lot boundaries (as shown on the County parcel maps) within the project and surrounding the project within the vicinity map area <sup>1</sup> .	✓		
3. For adjacent property within 200 feet, including property across the road from project, include the following:	✓		
a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers <sup>1</sup> and zoning <sup>2</sup> .	✓		
b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. <sup>1</sup>	✓		
c. Adjacent open space easements, park and recreation land.			✓
4. Jurisdictional boundaries. <sup>1</sup>			✓

1. Information available from the Office of Mapping

2. Information available from the Department of Building and Development

3. Information available from the Clerk of the Circuit Court

4. Information available from the Department of Planning



**K. SPECIAL EXCEPTION PLAT.** Submit 15 copies of the plan at a scale of 1 inch = 200 feet.<sup>1</sup> If the proposed plan is not submitted at 1" = 200', a deviation to a more meaningful scale may be requested. At least three (3) plans must be provided at 1" = 200'. Four (4) copies are required when floodplain or mountainside exists on a site. To facilitate review of issues for consideration in Section 6-1310 of the Zoning Ordinance, the special exception plat shall include the following information:

	SUBMITTED		
	YES	NO	N/A
1. The scale, north point and date. <sup>1</sup>	✓		
2. The boundary of the property showing bearings and distances. <sup>1</sup>	✓		
3. Owner's names and zoning of adjacent property. <sup>2</sup>	✓		
4. Signature of the property owner or applicant.	✓		
5. Archaeological or historical features included in the State or National Register of Historic Places.			
a. Existing and proposed buildings; structures, walls, and fences on site. <sup>1</sup> For buildings and structures, indicate their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished.	✓		
b. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites. Identify any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.	✓		
6. a. Show location and area footprint, height or proposed use and identify use. Dimensions must be drawn to scale.	✓		
b. Parking/loading areas: building and parking setbacks (front, side and rear). <sup>2</sup> Dimensions must be drawn to scale.			✓
7. The proposed location, lighting and type of sign.			✓
8. Adjacent property information including property across the road from project:			
a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers and zoning. <sup>1</sup>	✓		
b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. <sup>1</sup>	✓		
c. Existing and proposed abutting roads and their right-of-way widths. <sup>1</sup>	✓		
d. Existing nonresidential access points, existing and proposed roadway intersections and median breaks. <sup>1</sup>	✓		
e. Major roads identified in the County Transportation Plan and roads identified in the current Loudoun County/VDOT six-year plan. <sup>4</sup>	✓		
9. Location of proposed/existing well and septic system. Provision of evidence that application has been made to the County Health Department for proposed project's sewer and water systems if Loudoun County Sanitation Authority service is not available.			✓

1. Information available from the Office of Mapping

2. Information available from the Department of Building and Development

3. Information available from the Clerk of the Circuit Court

4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
10. On-site roadway information including: <sup>1</sup>			
a. Existing and proposed access points to existing state road system including roadway entrance widths.	✓		
b. Existing and proposed locations of internal through public street network and right-of-way widths; access points with adjacent parcels.			✓
11. Include parking/loading areas.			✓
12. The location and general description of vegetation and existing tree cover including:			
a. A description of type and extent of tree cover that identifies canopy, understory growth and other flora;	✓		
b. An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground); and	✓		
c. Endangered species habitat <sup>5</sup> .	✓		
d. The nature and extent of existing and/or proposed landscaping, screening or buffering on the site.	✓		
13. Topography at contours not more than five (5) feet. <i>Note: The Director may request a two (2) foot contour.</i>	✓		
14. The location of any steep slopes.			✓
15. The location and type of any fuel and fuel storage and a listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management.			✓
16. Where applicable, the limits of floodplain boundaries are to be delineated. The plan shall utilize and identify the source as the Floodplain Map of Loudoun			✓
17. Limits of any overlay districts on the property (HCC, AI, FOD, MDOD). <sup>2</sup>			✓
18. If requested by the Planning Director the applicant shall provide:			
a. A minimum of two cross-sections where a grade change of 3 feet or more is proposed or where buildings are proposed. The cross-sections shall illustrate existing and proposed topography, height and density of vegetation and the dimensions of proposed buildings.			✓
b. For projects adjacent to existing residentially zoned or used property, three-dimensional sketches providing a "bird's eye" (45°) view and at least two eye-level perspectives (30°) of the project illustrating the relationship between the proposed development and the surrounding community.			✓
<i>Note: The cross-sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).</i>			

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning
5. Information available from the State Department of Natural Resources

	SUBMITTED		
	YES	NO	N/A
19. Identification of any Federal or State permits or conditions that directly limit development on the Subject Property.			✓
L. <u>TRAFFIC STUDY</u> . Provide 6 copies of a traffic analysis indicating the relationship of the proposed development to traffic, road and transit use and plans according to FSM Section 4-200B including the following elements:	✓ (Traffic Statement Provided)		
1. Study area.			✓
2. Traffic count locations.			✓
3. Trip generation.			✓
4. Traffic volume projections.			✓
5. Level of service analysis.			✓
6. Minimum roadway/intersection level of service standards.			✓
7. Background traffic assumptions.			✓
8. Traffic/trip distribution.			✓
9. Level of service calculation assumptions.			✓
10. Mode choice.			✓
11. Safety locations.			✓
12. Traffic mitigation measures.			✓

M. COMMUNITY MEETINGS. The applicant must submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held.

N. MAILING LABELS. The applicant must submit two (2) sets of pre-printed address/ mailing labels with addresses of all adjacent property owners.

O. CERTIFICATION OF APPLICATION SUBMISSION. I hereby certify that the above stated information is included in the attached special exception application and accompanying materials. Further, I have included on the site plan any conditions required by proffers of an approved rezoning for this site, or required by a variance approval, special agreements or covenants.

APPLICANT SIGNATURE



DATE

6/11/2010

Application: \_\_\_\_\_ Accepted \_\_\_\_\_ Rejected

Checklist Reviewer

Date

## Loudoun County Real Estate Tax, Assessment &amp; Parcel Database

[Home](#) | [Search By](#) | [Contact Us](#)

## Real Estate Tax - 2010

[New Map](#)[Map It](#)[Recent Sales](#)[Pay Taxes](#)[Assessment](#)

## Owner and Legal - Commercial

<b>PIN:</b> 153-27-7697-000	<b>Tax Map:</b> /78//86/////A/
<b>Current Owner Name&amp; Address:</b> GOOSE CREEK COMMERCIAL LLC % ALLAN MCKELVIE 1712 I STREET NW STE 305 WASHINGTON DC 20006-	<b>Jan 1 Owner Name&amp; Address:</b> GOOSE CREEK COMMERCIAL LLC % ALLAN MCKELVIE 1712 I STREET NW STE 305 WASHINGTON DC 20006
<b>Legal Description:</b> MCKELVIE SUBD PARCEL A 200903030011983P 1279--976 POSE 200601170004647 D/C	<b>Acreage:</b> 77.43 <b>Land Use:</b> No
<b>Annual Taxable Assessment:</b> \$7,463,100	

<b>District:</b> Regular		<b>Supplement:</b>		<b>Tax Rate:</b> 1.3 per \$100 assessed value	
<b>1<sup>st</sup> Half</b>		<b>Original Due Date:</b> 6/7/2010		<b>Date Levied:</b> 4/8/2010	
<b>Taxable Assessment:</b> \$3,731,550		<b>Waiver Date:</b>		<b>Date Last Paid:</b> 5/26/2010	
	<b>Tax Amount</b>	<b>Late Penalty</b>	<b>Interest Amount</b>	<b>Fees</b>	<b>Total Amount</b>
<b>Levied:</b>	\$48,510.15				\$48,510.15
<b>Paid:</b>	\$48,510.15	\$0.00	\$0.00	\$0.00	\$48,510.15
<b>Refunded:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Due:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

<b>District:</b> Regular		<b>Supplement:</b>		<b>Tax Rate:</b> 1.3 per \$100 assessed value	
<b>2<sup>nd</sup> Half</b>		<b>Original Due Date:</b> 12/6/2010		<b>Date Levied:</b> 4/8/2010	
<b>Taxable Assessment:</b> \$3,731,550		<b>Waiver Date:</b>		<b>Date Last Paid:</b>	
	<b>Tax Amount</b>	<b>Late Penalty</b>	<b>Interest Amount</b>	<b>Fees</b>	<b>Total Amount</b>
<b>Levied:</b>	\$48,510.15				\$48,510.15
<b>Paid:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Refunded:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Due:</b>	\$48,510.15	\$0.00	\$0.00	\$0.00	\$48,510.15

Date of Query: 6/25/2010

Tax History - Commercial

Map It

Recent Sales

Pay Taxes

Assessment

Tax Map Number: *178//86/////A/*  
PIN: 153-27-7697-000

For details on total taxes paid, click on the applicable year. If UNPAID status indicated, click on applicable year for total amount now due, including late payment penalty, interest or other applicable fees.

Levy Year	Tax District	Supplement	Annual Taxable Assessment	Tax Rate	Annual Tax Levied	1st Half Pay Status	2nd Half Pay Status
<a href="#">2010</a>	Regular		\$7,463,100	1.3	\$97,020.30	Fully Paid	Unpaid
<a href="#">2009</a>	Regular		\$8,250,800	1.245	\$101,748.87	Fully Paid	Fully Paid
<a href="#">2008</a>	Regular		\$8,250,800	1.14	\$94,059.12	Fully Paid	Fully Paid
<a href="#">2007</a>	Regular		\$6,607,700	0.917	\$60,592.61	Fully Paid	Fully Paid
	Fire/EMS		\$6,607,700	0.043	\$2,841.31	Fully Paid	Fully Paid
<a href="#">2006</a>	Regular		\$6,607,700	0.89	\$58,808.53	Fully Paid	Fully Paid

RECEIVED

JUN 14 2010

BUILDING AND DEVELOPMENT

SPMI Application for Goose Creek Village – South Commercial Area

Request for Waiver of Checklist Item D  
Use Value Assessment Program Statement

June 11, 2010

Goose Creek Village North was rezoned in July 2005, at which time the landowner paid the rollback taxes due as a result of the rezoning action. Therefore, there is no need to provide the use value assessment program statement with this application.

RECEIVED

JUN 14 2010

BUILDING AND DEVELOPMENT

I, Christine E. Gleckner, Agent,, do hereby state that I am an  
Applicant

☒ Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): SPMI 2010-

BUILDING AND DEVELOPMENT

and that to the best of my knowledge and belief, the following information is true:

**C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS**

**1. REAL PARTIES IN INTEREST**

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application\* and if any of the forgoing is a **TRUSTEE\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<b>PIN</b>	<b>NAME (First, M.I., Last)</b>	<b>ADDRESS (Street, City, State, Zip Code)</b>	<b>RELATIONSHIP (Listed in bold above)</b>
153-27-7697	Goose Creek Commercial LLC	1712 I Street, NW, Suite 305 Washington, D.C. 20006	Applicant/Title Owner
	Walsh, Colucci, Lubeley, Emrich & Walsh, PC	1 E. Market Street, 3 <sup>rd</sup> Floor Leesburg, VA 20176	Attorneys/Planners/Agent
	Urban Engineering & Associates, Inc. t/a Urban, Ltd.	4200 D Technology Court Chantilly, VA 20151	Engineer/Agent

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

☒ There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

## **LISTING OF INDIVIDUAL AGENTS**

- 1. Goose Creek Commercial LLC**  
Allan D. McKelvie
- 2. Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.**  
J. Randall Minchew, Esq.  
William J. Keefe  
Michael G. Romeo  
Christine E. Gleckner  
Kimberlee Welsh Cummings  
Andrew A. Painter
- 3. Urban Engineering & Associates, Inc. t/a Urban Ltd.**  
Brian A. Sears  
Michael B. Keith

If multiple copies of this page are provided please indicate Page 2 of 2 pages.



## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Goose Creek Commercial LLC  
800 17<sup>th</sup> Street, N.W., Ste 1100, Washington, D.C. 20006

### Description of Corporation:

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Darala Investment & Development Corporation, Managing Member	Barbara A. Brown, Member
Cynthia G. Brown, Member	Cynthia G. Brown Grantor Annuity Trust f/b/o Amelia Brown, Member
Lucy Lyle Tower, Member	Allan D. McKelvie, Member
Allan D. McKelvie Trust f/b/o Allan D. McKelvie, Darina C. McKelvie, Roderick McKelvie, Margot McKelvie, Member	McKelvie Special Trust f/b/o Allan D. McKelvie, Darina C. McKelvie, Roderick McKelvie, Margot McKelvie, Member
The William M. Burton Revocable Trust f/b/o Mike Burton and Ben Burton, Member	Brookes Avenue L.L.C., Member

### Names of Officers and Directors:

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Darala Investment & Development Corporation**  
**800 17<sup>th</sup> Street, N.W., Ste 1100, Washington, D.C. 20006**

### Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Allan D. McKelvie	

### Names of Officers and Directors:

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>
Allan D. McKelvie, President	

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Brookes Avenue L.L.C.**  
**3 East Diamond Avenue, Gaithersburg, MD 20877**

### Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Michael Wiencek, Member	Mary Wiencek, Member

### Names of Officers and Directors:

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
1 E. Market Street, 3<sup>rd</sup> Floor, Leesburg, Virginia 20176

### Description of Corporation:

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)
David J. Bomgardner	E. Andrew Burcher
Thomas J. Colucci	Peter M. Dolan, Jr.
Jay du Von	Jerry K. Emrich
William A. Fogarty	John H. Foote
H. Mark Goetzman	Bryan H. Guidash
Michael D. Lubeley	J. Randall Minchew
M. Catharine Puskar	John E. Rinaldi
Lynn J. Strobel	Garth M. Wainman
Nan E. Walsh	Martin D. Walsh

### Names of Officers and Directors:

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Urban Engineering & Associates, Inc. t/a Urban Ltd.  
4200 D Technology Court, Chantilly, VA 20151

### Description of Corporation:

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

### Names of Shareholders:

<i>SHAREHOLDER NAME</i> <i>(First, M.I., Last)</i>	<i>SHAREHOLDER NAME</i> <i>(First, M.I., Last)</i>
Barry B. Smith	
J. Edgar Sears, Jr.	
Brian A. Sears	

### Names of Officers and Directors:

<i>NAME</i> <i>(First, M.I., Last)</i>	<i>Title</i> <i>(e.g. President, Treasurer)</i>

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

**3. PARTNERSHIP INFORMATION**

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

**Partnership name and address:** (complete name, street address, city, state, zip)

\_\_\_\_\_

\_\_\_ (check if applicable) The above-listed partnership has no limited partners.

**Names and titles of the Partners:**

<i>NAME</i> <i>(First, M.I., Last)</i>	<i>Title</i> <i>(e.g. General Partner, Limited Partner, etc)</i>

Check if applicable:

\_\_\_ Additional Partnership information attached. *See Attachment to Paragraph C-3.*

#### 4. **ADDITIONAL INFORMATION**

- a. One of the following options **must** be checked:

☐ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(a).*

- b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

**EXCEPT AS FOLLOWS: (If none, so state).**

None

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(b).*

- c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

**EXCEPT AS FOLLOWS: (If none, so state).**

None

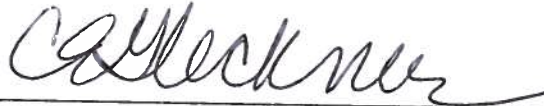
Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(c).*

#### D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

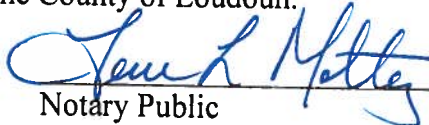


check one: [ ] Applicant or [✓] Applicant's Authorized Agent

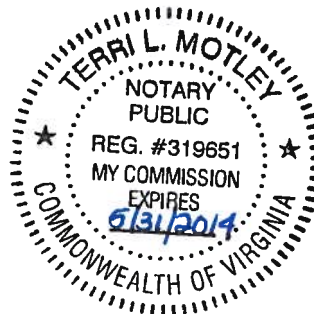
Christine E. Gleckner, Agent

(Type or print first name, middle initial and last name and title of signee)

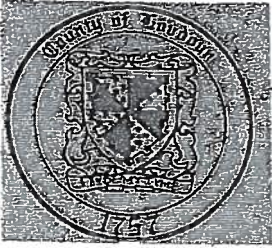
Subscribed and sworn before me this 11<sup>th</sup> day of June 2010, in the State/Commonwealth of Virginia, in the County of Loudoun.

  
Notary Public

My Commission Expires: May 31, 2014







Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

RECEIVED

JUN 14 2010

BUILDING AND DEVELOPMENT

## RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2010-0037 GOOSE CREEK COMMERCIAL LLC (A minor special exception to permit a 5000 sf play area for a 157 student child care center)	SPMI 6/08/10 11:00 am
DATE OF CONFERENCE		

## ATTENDANCE LISTING

NAME	AFFILIATION
VAN ARMSTRONG	LOUDOUN CO. PLANNING DEPT.
William Marsh	Building & Development, Environmental Review
Kelly Williams	Community Planning
Lou MOSURAK	LOUDOUN COUNTY - OTS
Teresa Miller	B&D Zoning
Christine Gleckner	Walsh, Calucci

I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with Article VI of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

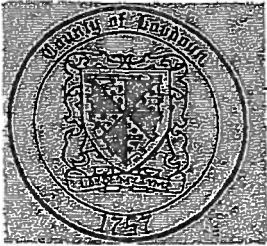
Director, Department of Planning or Designee:

Date:

Van Armstrong

6/8/10

Application Fee: SPMI: \$1,870



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

## SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2010-0037 GOOSE CREEK COMMERCIAL LLC (A minor special exception to permit a 5000 sf play area for a 157 student child care center)	SPMI 6/08/10 11:00 am
DATE OF CONFERENCE		

### 1. ISSUES RAISED BY THE APPLICANT

DAYCARE FACILITY PLANNED IN PROJECT. REQUEST TO MODIFY  
PERFORMANCE STANDARD UNDER SEC. 5-600 FOR CHILD OUTDOOR  
PLAY SPACE REDUCTION. CHILD USE WILL BE STAGED TO NOT  
EXCEED 1 CHILD / 75 S.F. WHEN IN USE.  
MAY NEED A PARKING / PICK-UP, DROP-OFF ADJUSTMENT FOR  
INITIAL PHASE OF PROJECT DEVELOPMENT.

### 2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

RGP - BUSINESS COMMUNITY USE - COMPATIBILITY  
CONSIDERATION W/ ADJACENT USES. NO ANTICIPATED  
ISSUES.

3. ZONING ISSUES DISCUSSED \_\_\_ 1972 \_\_\_ 1993 \_\_\_ Revised 1993 Zoning Ordinance

CHILDREN IN LICENSED CAPACITY - REQUIRES MODIFICATION  
TO REDUCE STANDARD AS A SPM1.

MAY USE SITE PLAN BASE - CHANGE TITLE AS SPM1.

OPERATE w/ 1 CHILD / 75 S.F. - MAX. CAPACITY AS CONDITION  
FOR OUTDOOR USE. REVIEW PARKING REQUIREMENTS TO SERVE USE -  
MAY NEED PARKING MODIFICATION / PICK-UP DROP-OFF.

4. TRANSPORTATION ISSUES DISCUSSED

ADJACENT PARK + RIDE LOT INVOLVES COMMUTER BUS ROUTING  
THAT ~~MAY~~ PASS BY OUTDOOR PLAY SPACE AS A INTERIM PHASE.

MAY AFFECT SAFE PICK-UP / DROP-OFF OF DAYCARE FACILITY.

NOTED THAT DAYCARE FACILITY IS A BY-RIGHT USE.

TRAFFIC STATEMENT REQUIRED - LIKELY NO EFFECT ON TRIP

GENERATION OF USE.

To scope traffic study, contact George Phillips, Office of Transportation Services 703-737-8624.

5. OTHER ISSUES DISCUSSED

ENVIRONMENTAL REVIEW - SUGGEST GREEN BUILDING STANDARDS  
THROUGH LEED COMMERCIAL INTERIOR CERTIFICATION (NOT A  
REFERRAL ISSUE).

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

CHECKLIST WARNERS APPROPRIATE FOR PRE-GRADED SITE.

SPM1 PROCESSED ~~THE~~ DIRECTLY TO BOS., ONE PUBLIC HEARING.

Conference Coordinator:

Van A

Date:

6/8/10

SPMI Application for Goose Creek Village – South Commercial Area

Community Meeting List

Checklist Item Q

June 11, 2010

The day care center is located internally to an undeveloped parcel zoned PD-OP. The proposed modification of the size of the outdoor play area will have no effect on any surrounding developed property. Therefore, no community meetings are proposed for this minor special exception application.

||

RECEIVED  
JUN 14 2010  
BUILDING AND DEVELOPMENT



MCPI #153-37-0418 & 153-37-4519  
Sareen, Purnima  
6400 Barnesdale Path  
Centreville, VA 20120-3901

MCPI #153-18-6338  
Goose Creek Retail LLC  
c/o AllanMcKelvie  
1712 I Street, NW., Ste 305  
Washington, D.C. 20006

MCPI #154-46-9182  
Goose Creek Village HOA  
3684 Centerview Drive, Ste 100  
Chantilly, VA 20151-4301

MCPI #153-35-5865  
Loudoun Water  
PO Box 4000  
Ashburn, VA 20146-2591

MPCPI #154-49-1554  
Davis, Michael C. & Holly R. R/S  
42824 Crossbow Court  
Ashburn, VA 20147-4017

MCPI #154-48-9319  
Galyean, Robert H. Sr. & Angela  
A. R/S  
42813 Crowfoot Court  
Ashburn, VA 20147-4016

MCPI #153-48-3134  
Bob Sisson, City Manager  
City of Fairfax  
10455 Armstrong Street  
Fairfax, VA 22030

MCPI #234-37-8457  
Toll Road Investors Partshp II  
LP  
45305 Catalina Court, Ste 102  
Sterling, VA 20166-2337

MCPI #153-16-3488  
Loudoun County Board of  
Supervisors  
1 Harrison Street, 5<sup>th</sup> Floor  
PO Box 7000  
Leesburg, VA 20177-7000

MCPI #154-49-1676  
Hidalgo, Joseph A. & Karen V.  
R/S  
20830 Blythwood Court  
Ashburn, VA 20147-4018

MCPI #154-49-0348  
Martin, Timothy P.  
42820 Crossbow Court  
Ashburn, VA 20147-4017

MPCI#154-38-9499  
Scott, Vincent & Costanza  
Rutland  
42817 Crowfoot Court  
Ashburn, VA 20147-4016

MCPI #153-28-3815  
Centex Homes-Virginia DC  
Metro Division  
10600 Arrowhead Dr., Ste 225  
Fairfax, VA 22030-7306

MCPI #154-37-0101  
Goose Creek Estates LLC  
c/o Lennar  
4443 Brookfield Corp Dr., Ste 200  
Chantilly, VA 20148

MCPI 3194-19-9296  
Wildwood Farms LLC  
21021 Starflower Way  
Ashburn, VA 20147-4701

MCPI #154-49-1565  
Landers, James J. & Teresa L.  
R/S  
20835 Blythwood Court  
Ashburn, VA 20147-4018

MCPI #154-48-9931  
Shufran, Timothy A. & Luanne  
K. R/S  
42821 Crossbow Court  
Ashburn, VA 20147-4017

Set 2  
Labels

